

OFFERING MEMORANDUM

INDUSTRIAL PORTFOLIO FOR SALE

AVAILABLE SEPARATELY OR TOGETHER



±32,000 SF
TOTAL BUILDING AREA



±64,646 SF
TOTAL LAND AREA

OPTION A
2800 / 2820 / 2826
NORTON AVE

±14,000 SF
BUILDING AREA

PORTFOLIO TOTAL
2772 - 2826
NORTON AVE

±32,000 SF
BUILDING AREA

OPTION B
2722
NORTON AVE

±18,000 SF
BUILDING AREA



SANTA FE AVE

NORTON AVE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

H H
HUBBARD & HILL
INDUSTRIAL REAL ESTATE GROUP

2772-2826 NORTON AVE
LYNWOOD, CA 90262

PRESENTED BY:

Jeff Hubbard
Senior VP, Principal | LIC NO 00982290
jhubbard@lee-associates.com
323.767.2037

Garrett Hill
Associate | LIC NO 02125818
ghill@lee-associates.com
323.767.2092

2772-2826 NORTON AVE

LYNWOOD, CA 90262

PROPERTY DESCRIPTION

Building Size:	±32,000 SF (Buyer to Verify)
Lot Size:	±64,646 SF
GL Positions:	±6
Clearance:	±10' - ±28'
APN:	6170-016-001, 002, 003, 004
Zoning:	LYM*
Year Built:	Circa 1946 (Structures built in various years)

ASKING PRICE

Option A:	\$3,044,440 (\$217.46 PSF)
Option B:	\$2,905,602 (\$161.42 PSF)
Portfolio:	\$5,950,000 (\$185.94 PSF)

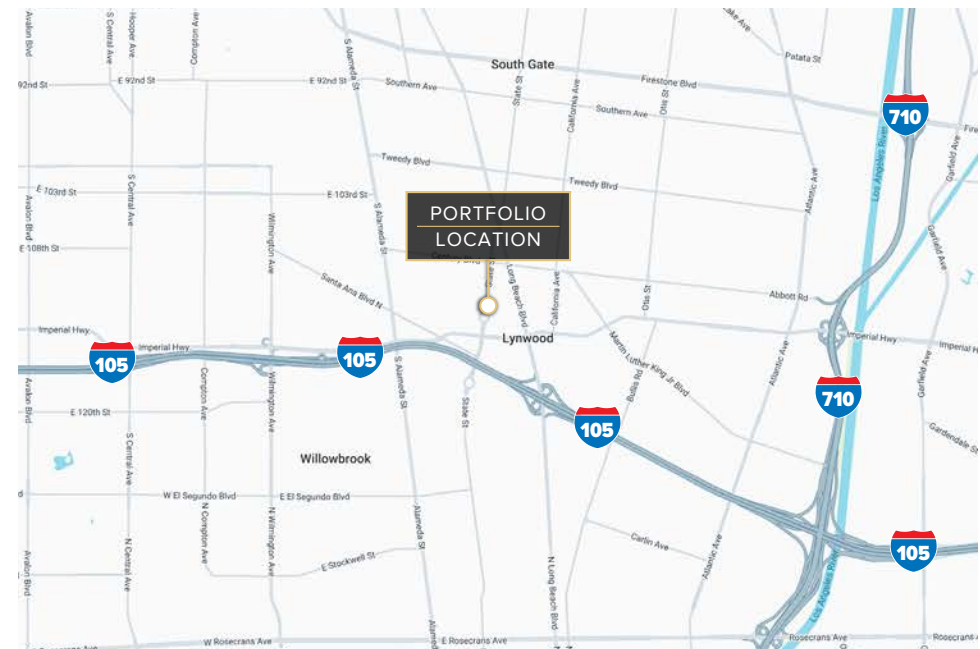
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population:	46,863	390,143	936,221
Average HH Income:	\$81,787	\$89,652	\$90,229
Employees:	8,864	55,507	265,926

Buyer to independently verify all above items: permitted building size, office size, age, power, clear height, sprinklers, bathroom count, parking, HVAC, floor load, utilities, zoning and use prior to signing.

PROPERTY DETAILS

2772–2820 Norton Avenue offers a strategic ±32,000 SF industrial manufacturing facility positioned on four parcels totaling ±1.48 acres in the heart of the Gardena/ North Compton submarket. This multi-building project features a functional industrial layout with ±6 ground-level doors, 400a/208v 3-phase power (Buyer to verify. Power has been vandalized.), and M zoning—providing the flexibility required for manufacturing, fabrication, or distribution users. With ±64,646 SF of land area, the site presents a versatile opportunity for owner-users or investors/ developers seeking a quality opportunity. Located within immediate proximity to major transportation corridors serving Southeast Los Angeles and the Ports of LA/ Long Beach, this asset represents a compelling opportunity to establish or expand operations in a tight, infill Southeast Los Angeles submarket.



2772-2826 NORTON AVE
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SITE PLAN - 2772-2826



NOTE: Drawing not to scale. All measurements and sizes are approximate.
Buyer to independently verify.

SITE PLAN - 2772



NOTE: Drawing not to scale. All measurements and sizes are approximate.
Buyer to independently verify.

SITE PLAN - 2800, 2820 & 2826



NOTE: Drawing not to scale. All measurements and sizes are approximate.
Buyer to independently verify.

Land Use	M
Auction House	P
Audio/Visual Products Manufacture	P
Bakery Goods Distributor	P
Bakery, Wholesale	P
Beverage Production	P
Building Materials Sales	P
Building Materials Storage Yard	P
Carpentry Shop with On Site Sales	P
City Maintenance and Storage Yard	P
Cold Storage Plant	P
Communications Equipment Sales/Rental	P

Land Use	M
Distribution Facility	P
Electronics Manufacturing and Assembly	P
Engine Manufacturing	P
Equipment Sales and Rentals	P
Equipment Storage	P
Food Processing	P
Freight Terminals	P
Furniture Sales and/or Rental	P
Furniture Transfer and Storage	P
Laundry Service (See Also Dry Cleaner, Storefront Type)	P
Lumberyard	P

Land Use	M
Machine Shop	P
Newspaper Printer	P
Optical Products Manufacture	P
Parcel Delivery Service	P
Parcel Delivery Terminals	P
Pharmaceuticals Manufacturing	P
Plastics Manufacturing	P
Plastics Molding	P
Plumbing Supply Yard	P
Printing and Publishing	P
Public Utility Service Yards	P

Land Use	M
Rubbert Products Manufacture (Except Tires)	P
Sheet Metal Shop	P
Sign Manufacturing	P
Silk Screen Ship	P
Toiletries Manufacturing	P
Transportation Terminals and Stations	P
Welding Shop	P
Wire Fabrication	P
Wood Products Manufacturing	P

**FOR FULL LIST,
CLICK HERE**

P The use is permitted by right subject to the requirements of this code and other city ordinances and codes.

M Manufacturing

Disclaimer: The City Clerk's Office has the official version of the Lynwood Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above. Buyer to Independently Verify Use.

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PROPERTY PHOTOS



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PROPERTY PHOTOS



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PROPERTY AERIAL

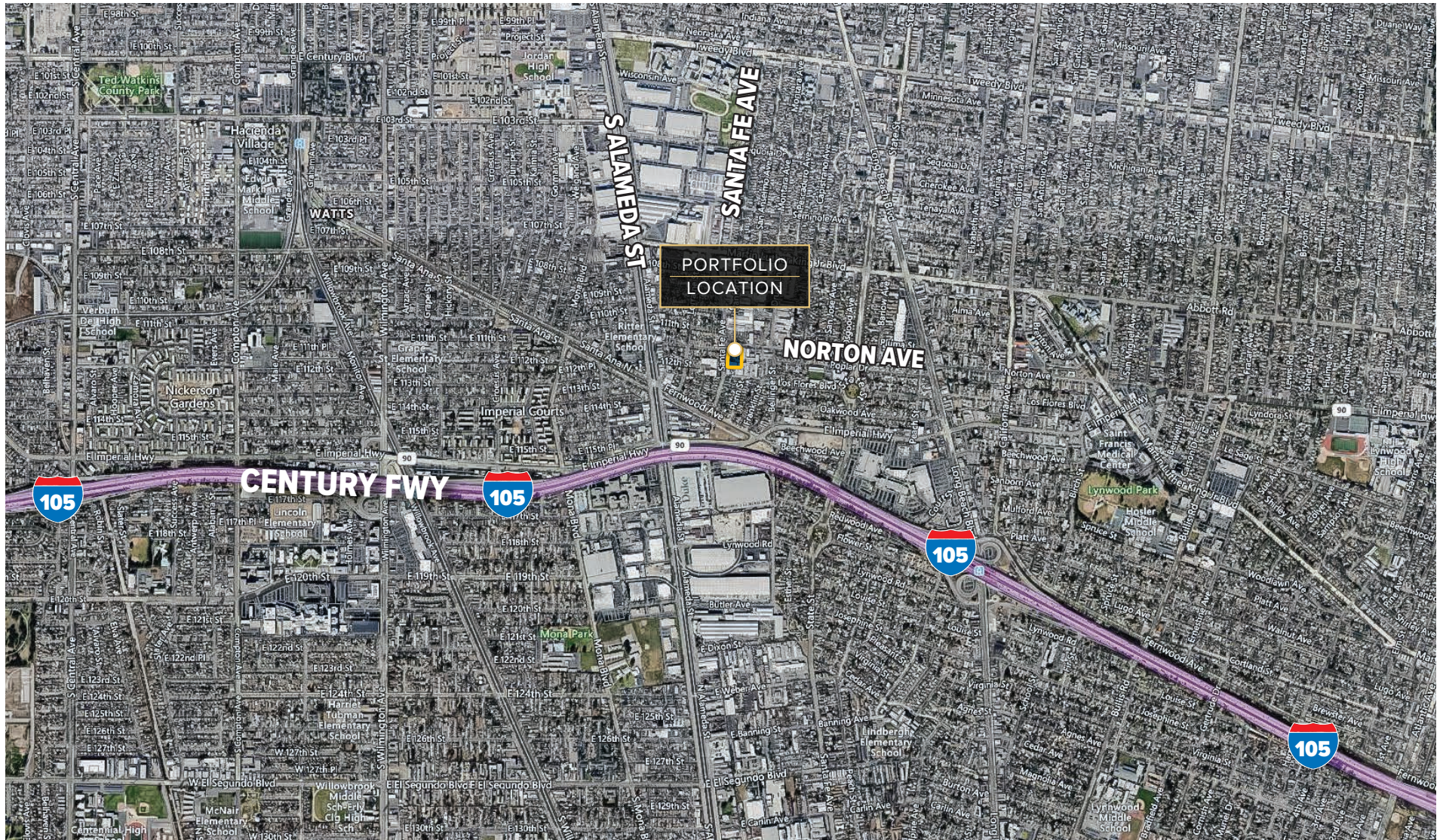


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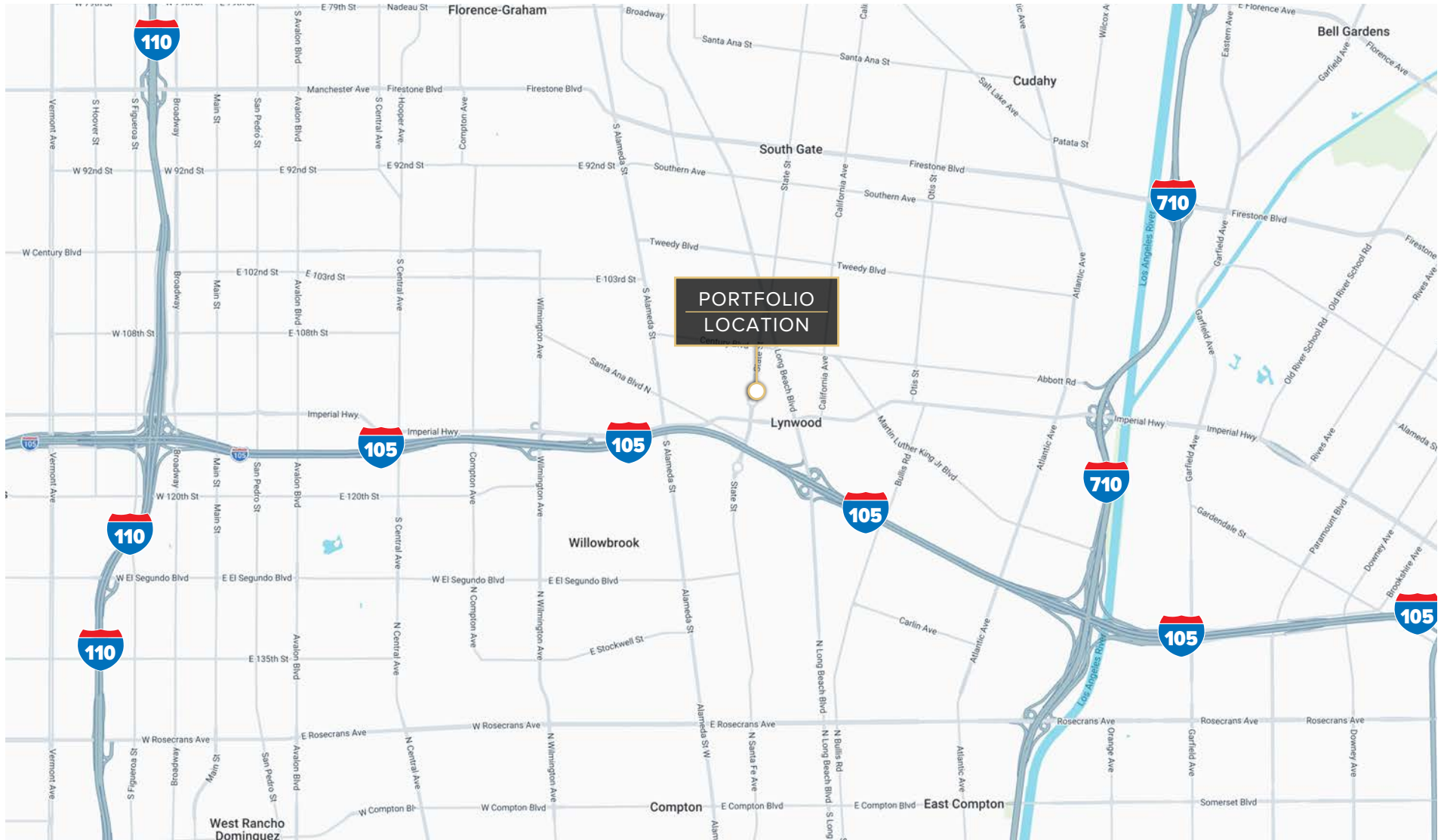
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LOCATION AERIAL



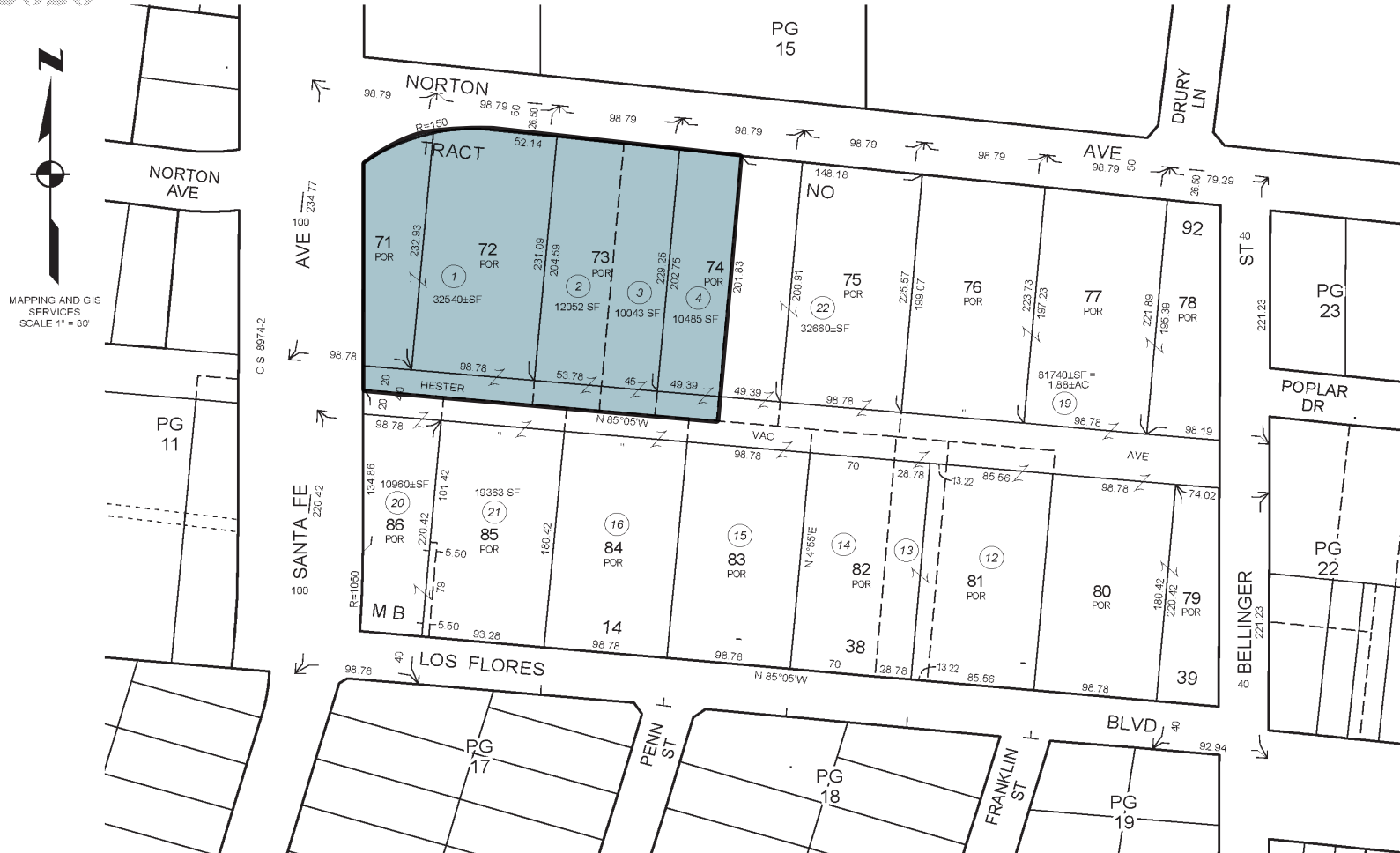
LOCATION MAP



PARCEL MAP

6170	16 SHEET	P. A. 863-411	TRA 6081	REVISED 9-14-64 690319413	740816 810319 20190304-26	2019061228004001-26	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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